127.0	0005	0037.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	674,200 / 674,200
					USE VALUE:	674,200 / 674,200
					ASSESSED:	674,200 / 674,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
132		WILDWOOD AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERTOLAMI DONNA
Owner 2:	
Owner 3:	
Street 1:	132 WILDWOOD AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BERTOLAMI PETER G & RUTH E -
Owner 2:	-
Street 1:	132 WILDWOOD AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,881 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Wood Shingle Exterior and 1631 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4881.000	277,700		396,500	674,200
Total Card	0.112	277,700		396,500	674,200
Total Parcel	0.112	277,700		396,500	674,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.37 | /Parcel: 413.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	82449
GIS Ref	
GIS Ref	
Insp Date	11/17/17

!9899!

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0005-0037.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	278,000	0	4,881.	396,500	674,500	674,500	Year End Roll	12/18/2019
2019	101	FV	224,200	0	4,881.	396,500	620,700	620,700	Year End Roll	1/3/2019
2018	101	FV	224,200	0	4,881.	351,200	575,400	575,400	Year End Roll	12/20/2017
2017	101	FV	224,200	0	4,881.	294,500	518,700	518,700	Year End Roll	1/3/2017
2016	101	FV	224,200	0	4,881.	294,500	518,700	518,700	Year End	1/4/2016
2015	101	FV	218,800	0	4,881.	254,900	473,700	473,700	Year End Roll	12/11/2014
2014	101	FV	218,800	0	4,881.	246,400	465,200	465,200	Year End Roll	12/16/2013
2013	101	FV	218,800	0	4,881.	234,500	453,300	453,300		12/13/2012

PRINT

Date	Time
12/11/20	00:17:27

LAST REV

Date	Time
03/22/18	16:26:04
apro	
9899	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERTOLAMI PETER	1300-110		5/20/2005	Family	10	No	No		
BERTOLAMI PETER	1145-119		8/31/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2013	713	Solar Pa	18,000	C				
5/24/1993	194	Manual	3,000					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	MEAS&NOTICE	HS	Hanne S
6/19/2013	Info Fm Prmt	EMK	Ellen K
10/27/2008	Meas/Inspect	345	PATRIOT
12/6/1999	Meas/Inspect	264	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	82449
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4881		Sq. Ft.	Site		0	70.	1.16	8									396,501						396,500	

Total AC/HA:	0.11205	Total SF/SM:	4881	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	396,501	Spl Credit		Total:	396,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	71017
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	377325
Depreciation:	99614
Depreciated Total:	277711

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

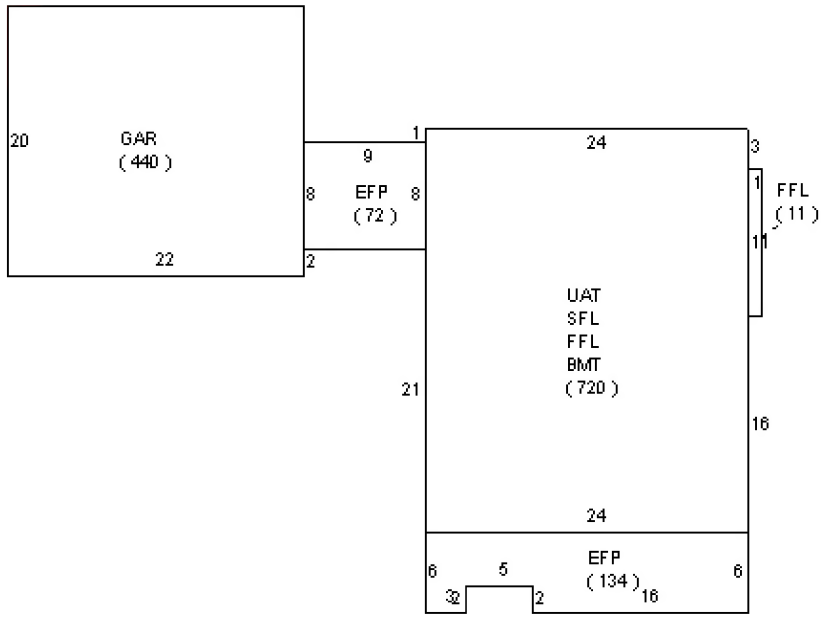
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	92.66
Final Total:	277700	Val/Su SzAd	191.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	731	165.380	120,889
BMT	Basement	720	49.610	35,721
SFL	Second Floor	720	165.380	119,070
GAR	Garage	440	20.270	8,918
EFP	Enclos Porch	206	39.630	8,164
UAT	Upper Attic	180	75.250	13,544

Net Sketched Area:	2,997			Total:	306,306
Size Ad	1451	Gross Are	3537	FinArea	1631

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	P	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0005-0037.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	